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📍 Plot 13 Townsend Farmyard, Poulshot, Near Devizes, Wiltshire,
SN10 1FF

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🏠 Guide Price £1,125,000

An exclusive development of just 14 energy-efficient, Net Zero homes, brought to you by Gaiger Homes, each featuring a generous garden, in the highly sought-after village of Poulshot.

- Outstanding 5 Bedroom Detached New Home
- Built by the Renowned Gaiger Brothers
- Solar Panels, Air Source Heat Pump & EV Charging Cable
- Strong Green Credentials With Predicted EPC 'A' Rating
- 22ft Triple Aspect Sitting Room
- 2 Further Reception Rooms
- Double Garage & Ample Parking
- Additional Home Office Above The Garage
- Opportunity to Personalise (Subject to Build Stage)
- Generous Corner Plot & Private Gardens

🏡 Freehold

🏠 EPC Rating A



A truly exceptional 5 bedroom family home with a wonderful corner plot garden. Built to an incredibly high specification finish with strong eco credentials in mind, by the local family-run developers, Gaiger Homes (who are the development wing of Gaiger Brothers). There is an opportunity to personalise the specification, with optional upgrades available (subject to build stage).

A spacious welcoming entrance hall has double doors into the 22ft triple aspect sitting room featuring a chimney and bifold doors opening out to the garden. The open-plan kitchen/dining room boasts windows on three sides plus bifold doors to the rear garden, and a separate useful utility room with space for a washing machine and tumble dryer, all complemented by quartz worktops. The premium Masterclass kitchen includes quartz worktops, a breakfast bar, and integrated 'NEFF' appliances, including dishwasher, fridge, freezer, double oven, and induction hob. There is a superb selection of optional extras available (subject to build stage) allows you to personalise the space to your taste. A flexible study/snug and a ground-floor W/C completes the ground floor.

Upstairs, a spacious landing with built in storage leads to five bedrooms in total. The main bedroom benefits from a generous ensuite shower room and a separate dressing room. Bedroom 2 also features an ensuite and built-in wardrobes, while the remaining bedrooms are served by a luxurious family bathroom.

Externally, the property features a private driveway with ample parking and a detached double garage fitted with electric doors, with colour choices and upgrades available. There is an EV charger too. An additional large extra reception room is set above the double garage providing an ideal work from home area or games room for teenagers to relax in. The generous and very private rear garden includes an Indian sandstone patio and a large seeded lawn, providing an ideal space for outdoor dining and entertaining.

Situation

Townsend Farmyard enjoys an attractive rural setting in one of the area's most sought-after villages. Poulshot centres around a large Green and offers a range of local amenities, including the friendly village pub- The Raven, a farm shop, St Peter's Church, and a busy village hall that hosts numerous clubs and community groups. A pre-school and nursery also contributes to the village's strong community spirit. A network of public footpaths lies just beyond the doorstep, providing wonderful countryside walks. Close to the Green is The Green Gardens, a peaceful wooded area that is open to the village and perfect for family picnics. School buses stop at the edge of the Green, and the well-regarded Dauntsey's School is only a short drive away. The historic market town of Devizes is within easy reach and offers a wide range of amenities, including town-centre shopping, supermarkets, a leisure centre, schools for all ages, a theatre, and a thriving weekly market. The nearby Kennet & Avon Canal provides opportunities for walking, cycling, canoeing, and boating, and the surrounding countryside is excellent for riding. Major centres such as Bath, Salisbury, Swindon, Marlborough and Chippenham all lie within a 30-mile radius, with convenient road links to London and the West Country via the M4 and A303. Mainline rail services are available from Chippenham, Pewsey and Westbury.

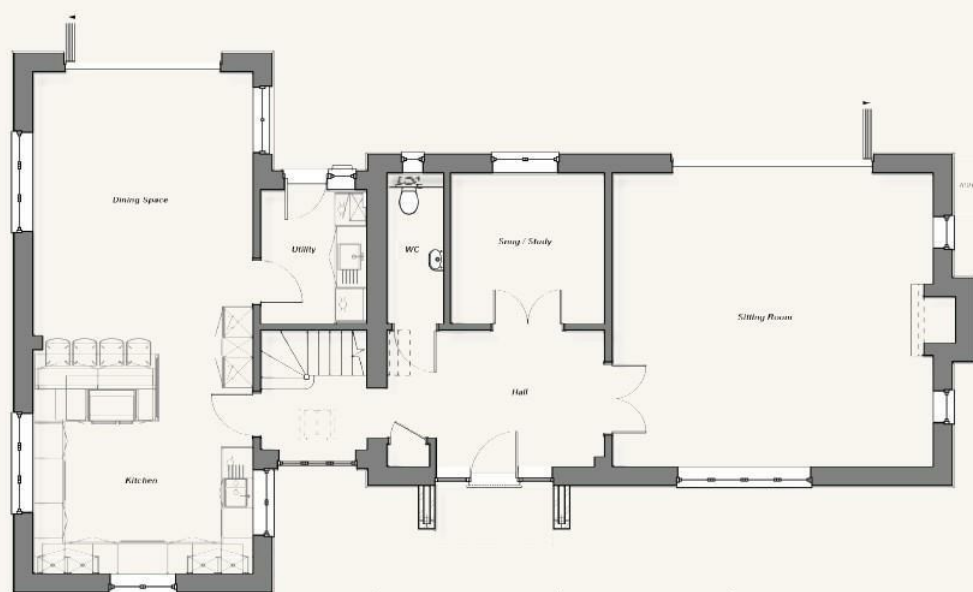
Property Information

Mains electric, water and drainage services will be connected. Daikin Air source heat pump to heating and hot water. Solar PV Panels. Underfloor Heating Downstairs, Radiators to the 1st floor.
Predicted EPC 'A' Rating
10 Year Build Zone Warranty.
Openreach Fibre Broadband.
Expected completion Q2 2026 (subject to change).
Council Tax: TBC as a new build.

Agents Notes

Please note all floorplan measurements have been taken from the plans provided in the brochure but there may be variations in the final build. CGI's are indicative and for illustration purposes only. The photographs depict village scenes from Poulshot and are not direct views from any of the homes at Townsend Farmyard. Flooring is an additional extra.
Management cost - TBC.
Gaiger Homes Poulshot Ltd subscribes to and complies with the Consumer Code for Home Builders.





Total (excluding garage) 230 m² 2540 sq ft

Ground floor *Max in metres* *Max in feet/in*

Hall	6.9 × 2.73	22.6 × 8.9
Kitchen	5.33 × 4.41	17.5 × 14.5
Dining Space	4.71 × 4.41	15.4 × 14.5
Utility	2.68 × 2.12	8.8 × 7.0
WC	1.87 × 1.14	6.1 × 3.8
Snug / Study	3.09 × 3.02	10.1 × 9.9
Sitting room	6.90 × 5.87	22.6 × 19.3



First floor

	<i>Max in metres</i>	<i>Max in feet/in</i>
Landing	10.18 × 4.23	33.4 × 13.9
Bathroom	3.65 × 1.70	12.0 × 5.6
Bedroom 1	5.31 × 4.22	17.4 × 13.9
En-Suite 1	4.18 × 1.52	13.7 × 5.0
Dressing	2.84 × 1.52	9.3 × 5.0
Bedroom 2	3.66 × 3.61	12.0 × 11.9
En-Suite 2	2.30 × 1.87	7.5 × 6.2
Bedroom 3	3.83 × 3.02	12.6 × 9.9
Bedroom 4	4.83 × 3.61	15.8 × 11.9
Bedroom 5	4.30 × 3.02	14.1 × 9.9

Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.